



# TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

**REGULAR MEETING, THURSDAY, SEPTEMBER 1, 2022 AT 6:00 P.M.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills, CA**

[www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)

## ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours. These materials will also be made available on the Town website subject to Staff's ability to post the documents before the meeting.

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## **TELECONFERENCE SPECIAL NOTICE**

*Pursuant to Government Code Section 54953(e):*

### **NOTICE OF TELECONFERENCED MEETING**

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021), which amended Section 54593 of the Government Code to allow local legislative bodies to continue to conduct meetings by teleconference under specified conditions and pursuant to special rules on notice, attendance, and other matters. As the City Council for the Town of Los Altos Hills has made the findings required by Government Code Section 54953, the Council, the Planning Commission and Committees will continue to conduct meetings by teleconference and the Council Chambers will not be open to the public for this Planning Commission meeting. Pursuant to the requirements of Government Code Section 54953(e), members of the public will be provided with notice of how they may access the meeting and offer public comment.

Commissioners Teleconferencing: Chair Jim Waschura, Vice-Chair Alisa Bredo, Commissioners Jitze Couperus, Rajiv Patel, and Birgitta Indaco.

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This meeting will be broadcast via live-stream service at [www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov).

**NOTE:** *There may be a delay in the live streaming of the meeting. If you wish to provide oral comments during the meeting, please follow the meeting proceedings via the teleconference to ensure you are prepared when called upon.*

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit a public comment on agenda items in advance of the meeting, please send to the Project Planner for the project or the Planning Technician [kbrunner@losaltoshills.ca.gov](mailto:kbrunner@losaltoshills.ca.gov). Emails received prior to the meeting will be included in the public record. If the email is received after all comments are posted, the Technician will read aloud public comments at the Planning Commission meeting, not to exceed three minutes (approximately 300 words).
2. If you wish to submit a public comment during the meeting, please use the following information. Before speaking, please identify yourself by name and where you reside.
3. To join from a PC, Mac, iPad, iPhone or Android device, click this URL to join:

Videoconference Link:	<a href="https://bit.ly/LosAltosHillsPC">https://bit.ly/LosAltosHillsPC</a>
Webinar ID:	810 7639 7750
Password:	574533
Phone:	(669) 900 6833

Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments.

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**THURSDAY, SEPTEMBER 1, 2022 AT 6:00 PM**

**1. ROLL CALL AND PLEDGE OF ALLEGIANCE**

**2. PRESENTATIONS FROM THE FLOOR**

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or act tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

**3. CONSENT CALENDAR**

3.1 Motion of the Planning Commission of the Town of Los Altos Hills to continue meeting virtually through teleconference meetings and making related findings pursuant to AB 361.

3.2 Approval of July 21, 2022 Special Meeting Minutes

**4. PUBLIC HEARINGS**

Public hearings are specially noticed items for discussion. Anyone wishing to speak regarding a public hearing should fill out a speaker card prior to the completion of the staff report and give it to staff. The order of business for public hearings is as follows:

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|--|---|
| 1. Staff Presentation                  | 4. Public Comments – 3 Minutes per person |
| 2. Applicant Presentation – 15 Minutes | 5. Applicant Response – 5 Minutes         |
| 3. Commission Questions/Clarifications | 6. Commission Comments/Questions/Action   |

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk by 4PM within twenty-one (21) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

➤ *Planning Commission Ex Parte Contacts Policy Disclosure*

- 4.1 14403 Kingsley Ave – File # SD21-0081– Lands of Bibl  
Site Development Permit for landscape screening, fence, and driveway gate for approved new residence.  
CEQA Review: Categorical Exemption per Section 15304(b)  
*Project Planner: Areli Perez*
- 4.2 24020 Oak Knoll Circle – File #SD22-0015 – Lands of Qing Trustee  
Site Development Permit for a new approximately 1,350 sq.ft. swimming pool and spa, 1,976 sq.ft. sunroom, deck, and related hardscape improvements; and a request for a grading policy exception for the swimming pool deck.  
CEQA Review: Categorical Exemption per Section 15303(e)  
*Project Planner: Areli Perez*
- 4.3 27640 Sherlock Road – File #VAR22-0003 – Lands of CDLJE Trust  
Variance request to exceed Maximum Development Area (MDA) by 1, 191 sq.ft. for a new 640 sq.ft. deck and 560 sq.ft. of patios.  
CEQA Review: Categorical Exemption per Section 15303(e)  
*Project Planner: Jeremy Loh*

5. ONGOING BUSINESS

- 5.1 Housing Element Update 2023-2031  
*Staff: Sofia Mangalam*

6. REPORTS FROM THE COMMISSIONERS

- 6.1 Past Meetings
- August 18, 2022 – Commissioner Patel
- 6.2 Upcoming Meeting Assignments
- September 15, 2022 – Commissioner Couperus
  - October 20, 2022 – Chair Waschura
  - November 17, 2022 (*unconfirmed*) – Commissioner Indaco
  - December 15, 2022 (*unconfirmed*) – Vice-Chair Bredo

7. REPORTS ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

- 7.1 July 26, 2022  
26880 Ortega Drive – File #SD22-0006 – Lands of Rajwar  
Site Development Permit for a 1,866 sq.ft. addition, which includes a new 789 sq.ft. lower floor, to an existing single-story residence and new patios and walkways. CONTINUED TO AUGUST 2, 2022
- 7.2 AUGUST 2, 2022  
26880 Ortega Drive – File #SD22-0006 – Lands of Rajwar  
Site Development Permit for a 1,866 sq.ft. addition, which includes a new 789 sq.ft. lower floor, to an existing single-story residence and new patios and walkways. ***Continued from July 26, 2022*** APPROVED.
- 7.3 August 9, 2022  
26685 Purissima Road – File #SD22-0035 – Lands of Stemm and Hsia Trustee  
Site Development Permit for landscape screening of an approved new residence. APPROVED
- 27577 Samuel Lane – File #SD22-0021 – Lands of Spowhn  
Site Development for a new 680 sq.ft. swimming pool and spa, and a 2 ft. retaining wall. APPROVED
- 7.4 August 16, 2022  
24490 Amigos Court – File #SD22-0018 – Lands of Teng  
Site Development Permit for landscape screening of an approved new residence. APPROVED
- 26455 Saint Francis Road – File #SD22-0041 – Lands of Hwang and Son  
Site Development for landscape screening for a new residence, a new 432 sq.ft. swimming pool with associated hardscape and new fencing /driveway gate. APPROVED
- 7.5 August 23, 2022  
12187 Kate Drive – File #SD21-0093 – Lands of Nearly-Vidovich  
Site Development Permit for a new 7,925 sq.ft. two-story residence with a detached 1,212 sq.ft., 4-car garage, and related hardscape improvements. APPROVED
- 7.6 August 30, 2022  
27385 Deer Springs Way – File #ZP21-0008 – Lands of Anquist  
Zoning Permit to approve a front yard fence and driveway gate requiring an exception from minimum requirements. 6 ft. fence and driveway gate are proposed at 30 ft. from the centerline of Deer Springs Way, where 45 ft. is required.

8. PLANNING DIRECTOR REPORT

9. ADJOURNMENT